



STATEMENT OF INFORMATION

63 SHANNON AVENUE, MANIFOLD HEIGHTS, VIC 3218

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



63 SHANNON AVENUE, MANIFOLD

3 bedrooms, 1 bathroom, 1 car space

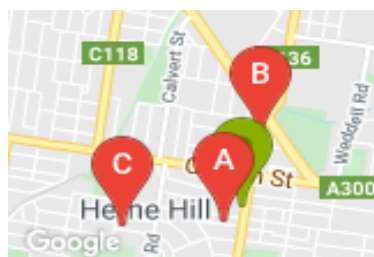
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: **\$549,000**

Provided by: Gina Popowicz, Prime Real Estate

MEDIAN SALE PRICE



MANIFOLD HEIGHTS, VIC, 3218

Suburb Median Sale Price (House)

\$720,000

01 April 2019 to 31 March 2020

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



12 ORR ST, MANIFOLD HEIGHTS, VIC

3 bedrooms, 1 bathroom, 6 car spaces

Sale Price

****\$600,000**

Sale Date: 27/05/2020

Distance from Property: 161m



8 SHANNON AVE, HAMLYN HEIGHTS, VIC

3 bedrooms, 1 bathroom, 1 car space

Sale Price

\$555,000

Sale Date: 29/09/2019

Distance from Property: 532m



22 PANORAMA RD, HERNE HILL, VIC 3218

3 bedrooms, 1 bathroom, 1 car space

Sale Price

\$560,000

Sale Date: 09/10/2019

Distance from Property: 793m



This report has been compiled on 24/06/2020 by Prime Real Estate. Property Data Solutions Pty Ltd 2020 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for

Address
Including suburb and

63 SHANNON AVENUE, MANIFOLD HEIGHTS, VIC 3218

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price:

\$549,000

Median sale price

Median price

\$720,000

Property type

House

Suburb

MANIFOLD

Period

01 April 2019 to 31 March 2020

Source

pricfinder

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable

Price

Date of sale

12 ORR ST, MANIFOLD HEIGHTS, VIC 3218	**\$600,000	27/05/2020
8 SHANNON AVE, HAMLYN HEIGHTS, VIC 3215	\$555,000	29/09/2019
22 PANORAMA RD, HERNE HILL, VIC 3218	\$560,000	09/10/2019

This Statement of Information was prepared

24/06/2020